



Harwich Planning Board

RECEIVED
TOWN CLERK
HARWICH, MA

2026 SEP 17 P 12:36

Harwich Planning Board Meeting Location
Griffin Room, Harwich Town Hall 732 Main Street Harwich, MA 02645

Meeting Agenda

Tuesday, September 22, 2026- 6:30 PM

Planning Board

Sep 22, 2026, 6:30 – 8:30 PM (America/New_York)

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/899163477>

You can also dial in using your phone.

Access Code: 899-163-477

United States: +1 (224) 501-3412

Get the app now and be ready when your first meeting starts:

<https://meet.goto.com/install>

This meeting of the Planning Board will be held in-person and will also be available for viewing via the GoToMeeting format. Members of the public with any interest in providing testimony regarding any item on the agenda should plan for in-person attendance.

RECORDING NOTICE; CALL TO ORDER

According to MA Law anyone who intends to record the meeting must first notify the Chair who will then inform the other attendees at the start of the meeting.

I. OPEN MEETING:

II. PLEDGE OF ALLEGIANCE:

III. PUBLIC HEARING:

1. **PB2026-13, 1039 Route 28**, Harwich Conservation Trust, Michael W. Lach, Executive Director and Thomas M. Evans, President, through their agent Leslie Schneeberger, Schneeberger, Collective Architecture & Design, seeks a Site Plan Review Waiver or in the alternative a Site Plan Review Special Permit with waiver(s). The proposal is to convert an existing single-family residence into an educational learning center and main office. The existing residential building's gross floor area is approximately 5,146 square feet and the project proposes an addition to increase the gross floor area to approximately 9,870 square feet. The proposal includes two parking lots with a total of 38 parking spaces along with new walking paths and patio area. The application is pursuant to the Code of Harwich Section(s) §325-51, §325-55F, §325-55, and MGL Chapter 40A Sections

§9 and 11. The subject property is 1039 Route 28, Assessor's Map 35 Parcel S2-0. The lot size is approximately 9.6 acres. The project is in the Commercial Highway-1 (CH-1) and Residential Medium Density (RM) Zoning Districts in addition to DEP's Zone II - Drinking Water Resource Protection District Overlay (DWRPD).

IV. PUBLIC MEETING:

- **PB2026-08, Duarte Drive Modification to Definitive Subdivision, approved decision filed with the Barnstable Registry of Deeds, Book:37743 Page: 279.**
 - Vote to endorse the "Duarte Drive Road Plan & Profile," prepared for Tom Dacey, Matt Dacey, PO Box 1414, Duxbury, MA 02331, dated April 27, 2026, prepared by Raul Lizardi-Rivera, Civil No. 46845, Cape & Islands Engineering, Assessing Map 71-B2-1-0.
 - *Tentative: Vote to accept the Financial Surety for Performance Bond in the amount of \$630,000, pending Town Counsel Review.*
- **PB2026-14, Eastward Companies LLC, has requested the Full Security Release of \$33,000 for Ladue Landing, 8-lot Definitive Grid Subdivision Plan. Assessor's Map 107, Parcels S2-1 & S2-2, Planning Board Case #PB2025-37.** The application is pursuant to MGL Chapter 41, Sections 81K-GG and the Code of the Town of Harwich Chapter 400 and Harwich Zoning Code Section 325-18.
- **Adopt Draft Meeting Minutes:**
 - **September 23, 2025**
 - **October 14, 2025**
 - **August 11, 2026**
 - **August 25, 2026**
 - **September 8, 2026**

V. Town Planner Update:

1. Update Select Board Support to create a Zoning Taskforce
2. 2026 Zoning Articles Approved by the Attorney General
3. Follow up action regarding changes to the Chapter 40A State's Zoning Act
4. Update Regional Open Space Plan Information Sessions, Cape Cod Commission

VI. New / Old Business:

- **None**

VII. Public Correspondence:

- **None**

VIII. ADJOURN

Documents and plans related to these applications may be viewed on and are on file with the Town Clerk and the Planning Department at Town Hall, 732 Main Street, Harwich, MA 02645 and may be viewed during regular Town Hall hours. Email matthew.hamilton@harwich-ma.gov

****Per the Attorney General's Office—Boards and Commissions may hold an open session for topics not reasonably anticipated by the chair 48 hours in advance of the meeting following "New Business".**

Next Planning Board Meeting (Subject to change) – October 13, 2026—Small Conference Room, Harwich Town Hall, 732 Main Street, Harwich, MA 02645 at 6:30pm Requests for accommodation for any person having a disability can be made by contacting the Administration Office at 508-430-7513, Planning Department: 508-430-7511.

